

# Minutes

## City of Carrollton Mayor and Council Meeting

### CALLED SESSION

Tuesday, September 7, 2004  
6:00 p.m.

---

Public Safety Complex  
Court/Council Chambers  
115 West Center Street, Carrollton, Georgia

#### I. CALL TO ORDER

The Mayor and City Council met in called session on Tuesday, September 7, 2004 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:05 p.m. Members present: Mayor Wayne Garner, Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray, and Councilmember Mandy Maierhofer. Members absent: None. At this time Mayor Garner announced that the Mayor and Council meetings are now available via live web broadcast on the City of Carrollton's website at [www.carrollton-ga.gov](http://www.carrollton-ga.gov).

#### II. INVOCATION

Councilmember Byrd offered the invocation.

#### III. MINUTES

Motion by Councilmember Gray and seconded by Councilmember Maierhofer to approve the minutes of the meeting of August 2, 2004. Motion passed 5-0.

#### IV. ITEMS OF DISCUSSION

##### 1. Annexation/Rezoning Request – Property located off Old Bremen Road (Fairview Partnership LLLP)

Community Development Director Tracy Dunnivant presented a rezoning request from Fairview Partnership, LLLP for the annexation and rezoning of property located off Old Bremen Road. Community Development Director Dunnivant advised the Mayor and Council that the Planning Commission has held a public hearing on the matter and unanimously recommended approval of the annexation and M-1 zoning. Councilmember Gerald Byrd inquired as to what type of industry was proposed for said property. Mr. Chris Harbor, representing Fairview Partnership, explained to the members of the Mayor and Council the intended uses of the property. Councilmember Gerald Byrd inquired as to who would be responsible for said infrastructure. Community Development Director Dunnivant advised that the petitioner would be responsible for all costs involved. Councilmember Peter Balega inquired as to whether or not our water system is equipped for such annexation. Assistant City Manager Tim Grizzard advised that our system is equipped for such annexation, but that rezoning doesn't automatically guarantee service.

Motion by Councilmember Byrd and seconded by Councilmember Gray to approve Annexation/Rezoning Request. Motion passed 5-0.

##### 2. Annexation/Rezoning Request – Property located off Blandenburg Road (Sammon Group LLC)

Community Development Director Tracy Dunnivant presented an annexation/rezoning request from the Sammon Group, LLC for the annexation and rezoning of property located at 318 Blandenburg Road. Community Development Director Dunnivant advised the Mayor and Council that the Planning Commission has held a public hearing on the matter and voted unanimously to recommend approval of the annexation and R-1 PUD zoning with conditions as recommended. Community Director Dunnivant advised the Mayor and Council that the Planning Commission's approval was conditioned upon the plan that was presented in that that the petitioner would agree to meet the County's request that there be coordination between the City and County regarding the means of access to the proposed development opening onto Blandenburg Road, noting the property's close proximity to the Carroll County Recreation Complex, and that potential homebuyers be made aware of the preexisting circumstance. Councilmember

Peter Balega inquired as to whether accel/decel lanes exist on said property. Brian Sammon, representing the Sammon Group LLC, advised that the property does include accel/decel lanes, but at present there is no left-turn lane, and that currently the entrance/exit is divided by a landscape buffer. Mr. Doug Crawford, from Crawford & Associates, advised the Mayor and Council that the current decel lane is 14 foot off the existing paving. Councilmember Mandy Maierhofer inquired as to the response of the neighborhood of said annexation/rezoning request. Community Development Director Dunnivant advised that the neighbors were agreeable. Councilmember Balega inquired as to who would be responsible for turn lanes on the property. City Manager Coleman advised the Mayor and Council that Blandenburg Road is a county road and will remain a county road. Community Development Director Dunnivant advised that the developer would be responsible and that those issues would be handled during the construction phase.

*Motion by Councilmember Gray and seconded by Councilmember Balega to approve Annexation/Rezoning Request with conditions as recommended by the Planning Commission. Motion passed 5-0.*

### **3. Rezoning Request – Property located off Newnan Road (Latson Ventures)**

Community Development Director Tracy Dunnivant presented a rezoning request submitted by Latson Ventures for 25.60 acres located off Newnan Road. Community Development Director Dunnivant advised the Mayor and Council that the Planning Commission has held a public hearing on the matter and voted unanimously to recommend approval of the R-2 (PUD) zoning and that the approval was conditioned upon the plan presented and access to Canterbury be sealed off as soon as practical. Mitt Conerly, representing Latson Ventures, advised the Mayor and Council that the property would actually be a downgrade in size from current status in that it would contain only 93 homes. Councilmember Mandy Maierhofer inquired as to the impact on traffic. Doug Crawford, from Crawford of Crawford & Associates, advised that traffic movement would be considerably less.

*Motion by Councilmember Gray and seconded by Councilmember Maierhofer to approve Rezoning Request with conditions as recommended by the Planning Commission. Motion passed 5-0.*

### **4. Historic Preservation Ordinance Amendment**

City Manager Casey Coleman requested that the Historic Preservation Ordinance Amendment be tabled to a future meeting.

*Motion by Councilmember Maierhofer and seconded by Councilmember Gray to table Historic Preservation Ordinance Amendment for a future meeting. Motion passed 5-0.*

### **5. Downtown Master Plan Proposals**

City Manager Casey Coleman advised the Mayor and Council that the City recently requested proposals for the development of a downtown master plan. City Manager Coleman also advised that the Steering Committee for the project has been selected. City Manager Coleman noted that three Requests for Proposals were received with all estimated costs being within \$5,000 of each other. City Manager Coleman noted that companies submitting proposals were as follows: Chattahoochee Flint RDC, Robert and Company, and HDR. City Manager Coleman advised that the proposals were reviewed based on experience, schedule, cost, references, and overall approach and that based on references, it is staff's recommendation that the Request for Proposals be awarded to HDR for the downtown master plan project. City Manager Coleman advised that the estimated cost for the downtown master plan project would be in the range of \$56,000 - \$59,000, with an estimated completion date of June of 2005. Councilmember Gerald Byrd inquired as to whether Alabama Street would be included in the plan. Community Development Director Dunnivant advised that Trent North, a member of the Downtown Master Plan Committee and West Carrollton Enterprise Zone, will ensure that the West Carrollton area is included, but that the Mayor and Council would have final approval of those areas included.

*Motion by Councilmember Byrd and seconded by Councilmember Balega to accept the Downtown Master Plan proposal of HDR at a price range of \$56,000 - \$59,000. Motion passed 5-0.*

### **6. Proposed Water Leak Adjustment Policy**

Assistant City Manager Tim Grizzard requested that the Mayor and Council consider adoption of a Water Leak Adjustment Policy. Assistant City Manager Grizzard noted that the City currently does not have a Water Leak Adjustment Policy, and that after review; he has found that the methods used for leak adjustment are inconsistent. City Manager Coleman noted that the proposed Water Leak Adjustment policy would be fair and consistent across the board.

*Motion by Councilmember Balega and seconded by Councilmember Gray to adopt a Water Leak Adjustment Policy. Motion passed 5-0.*

### **7. Bids – Police Department Vehicles**

City Manager Casey Coleman advised the Mayor and Council that the City has received the following price quotations for (4) 2005 police pursuit vehicles and (1) investigator vehicle:

Vendor	Unit Price	Total Price
<b><u>Alan Vigil Ford</u></b>		
Pursuit Vehicle	\$20,190	\$80,760
Investigator Vehicle	\$20,190	\$20,190
<b><u>Richard Haney Ford</u></b>		
Pursuit Vehicle	\$20,395	\$81,580
Investigator Vehicle	\$20,318	\$20,318
<b><u>Brannen Motor Company</u></b>		
Pursuit Vehicle	\$21,200	\$84,800
Investigator Vehicle	\$21,220	\$21,220

City Manager Coleman advised that it is staff's recommendation that the bid be awarded to the local vendor, Richard Haney Ford, at a price of \$20,395 per unit for pursuit vehicles, and \$20,318 for the investigator vehicle, noting that there was only a \$948.00 total price difference between the low bidder and the local bidder, and that the City strives to do business locally whenever possible.

Motion by Councilmember Maierhofer and seconded by Councilmember Gray to accept the local bid of Richard Haney Ford for the purchase of four (4) – 2005 Ford Crown Victoria Police Pursuit Vehicles at a cost of \$20,395 per unit, and one (1) - 2005 Investigator Vehicle at a price of \$20,318. Motion passed 5-0.

#### 8. Bids – Fire Department Vehicle

City Manager Casey Coleman advised the Mayor and Council that bids were received for one 2004 or 2005 model ¾ ton pick up truck for the Fire Department and noted that every possible effort was made to obtain the lowest price and at the same time, to do business locally. Bids for a ¾ ton pick up truck were received from the following vendors:

Vendor	2004 ¾ ton truck	Total Price
Mike Bell Chevrolet		\$22,418.16
Scott Evans Dodge		\$23,970.00
Richard Haney Ford		\$22,010.72
Walker Olds, Cadillac, GMC		\$ No Bid Submitted
	<b>2005 ¾ ton truck</b>	
Mike Bell Chevrolet		\$ No Bid Submitted
Scott Evans Dodge		\$ No Bid Submitted
Richard Haney Ford		\$ 21,709.84
Walker Olds, Cadillac, GMC		\$ No Bid Submitted

City Manager Coleman advised the Mayor and Council that it is staff's recommendation that the bid be awarded to the local bidder, Richard Haney Ford, for purchase of a 2005 Ford ¾ ton pick up truck at a cost of \$21,709.84.

Motion by Councilmember Balega and seconded by Councilmember Gray to accept the low bid of \$21,709.84 from Richard Haney Ford for the purchase of one (1) - 2005 Ford - ¾ ton pick up truck. Motion passed 5-0.

#### 9. Bids – Fire Department Roof Repairs

City Manager Casey Coleman advised the Mayor and Council that Fire Stations # 22 and # 23 are in need of roof repair and that request for proposals were sent out to local and/or qualified companies. The bids received were as follows:

Vendor	Total Price
TCLM & General Contractors	\$13,000.00
Urethane Foam Roofers, Inc.	\$16,600.00
West Georgia Roofing, Inc.	\$No Bid Submitted
Ben Hill Roofing	\$No Bid Submitted

City Manager Coleman advised that it is staff's recommendation to award the bid to the low bidder, TCLM & General Contractors to install urethane roof coverings at a cost of \$13,000 for Fire Stations # 22 and # 23, noting that TCLM &

General Contractors has met all the requirements of the bid proposal and has provided a list of references as to the quality of their work.

Motion by Councilmember Gray and seconded by Councilmember Balega to accept the low bid from TCLM & General Contractors of \$13,000 for the roof repairs of Fire Stations # 22 and #23. Motion passed 5-0.

#### **10. Emergency Purchase of Backhoe**

City Manager Casey Coleman advised the Mayor and Council that the City is in need of a backhoe for the Wastewater Spray Site, noting that the machine is vital to the daily operation of the site. City Manager Coleman noted that costs to repair the backhoe would be approximately \$10,000 and there would be no guarantee that it would continue to function, as there are also many other worn parts. Bids received for emergency purchase of a backhoe were as follows:

Vendor	Total Price
Metrac, Inc. (John Deere 310G)	\$44,850.00
Yancey Bros. (Caterpillar 416D)	\$47,498.56

City Manager Coleman noted that it is staff's recommendation that the City accept the low bid from Metrac, Inc. of \$44,850 for the emergency purchase of a John Deere 310G backhoe.

Motion by Councilmember Balega and seconded by Councilmember Gray to accept low bid from Metrac, Inc. of \$44,850 for the emergency purchase of a John Deere 310G backhoe. Motion passed 5-0.

#### **11. Cultural Arts Center Marquee**

City Manager Casey Coleman advised the Mayor and Council that Carrollton Parks, Recreation, and Cultural Arts Director Wayne Gay has requested approval for the purchase of an electronic marquee for the Cultural Arts Center in order to better inform citizens of events taking place at the Center. City Manager Coleman noted that SPLOST funds are available for the purchase of the marquee. Councilmember Byrd inquired as to which events would be posted on the marquee. CPRCAD Director Wayne Gay informed the Mayor and Council that the marquee would be used primarily for activities held at the Cultural Arts Center, special events, etc, noting that the sign would be approximately 11 ft. tall. Bids received for the Cultural Arts Center Marquee were as follows:

Vendor	Total Price
Daktronics/Signal Signs of GA, Inc.	\$55,841
Global Signs	\$62,114
Global Signs (Alternate)	\$87,024
Gaston Outdoor	\$30,950

City Manager Coleman advised the Mayor and Council that it is staff's recommendation to accept the low bid from Gaston Outdoor for purchase of a Cultural Arts Center Marquee.

Motion by Councilmember Gray and seconded by Councilmember Maierhofer to accept the low bid from Gaston Outdoor of \$30,950 for purchase of a Marquee for the Cultural Arts Center. Motion passed 5-0.

#### **12. Board Appointment – Carrollton Convention & Visitors Bureau**

Motion by Councilmember Gray and seconded by Councilmember Maierhofer to appoint Mr. David Daniels (Chick-Fil-A Manager) as the Food Service Representative for the Carrollton Area Convention & Visitors Bureau for the position vacated by Roberto Rivera who is no longer in the area. Motion passed 5-0.

#### **V. MAYOR AND COUNCIL ANNOUNCEMENTS**

- ❑ Councilmember Gerald Byrd requested that for future meetings the Board Expiration document be included in Agenda packets.
- ❑ Councilmember Gerald Byrd commended Carrollton Fire Chief Jimmy Bearden for his efforts with the Youth Police Academy.
- ❑ Councilmember Peter Balega thanked the Times-Georgian for placing the meeting times for City of Carrollton Mayor and Council Meetings in their publication.
- ❑ Councilmember Mandy Maierhofer reminded those in attendance of the upcoming "Ghost Walk" planned for October 2<sup>nd</sup> from 3:00-6:00 p.m. on the Downtown Square. Councilmember Maierhofer also noted that she is extremely pleased with the outcome for participation in the event and noted that all Councilmembers will be participants.
- ❑ Mayor Garner requested that a resolution be written in honor of the late Police Chief Barry Carroll and presented to the Carroll family at the next meeting of the Mayor and City Council on October 4, 2004.

Motion by Councilmember Gray and seconded by Councilmember Maierhofer to approve writing a resolution in honor of the late Police Chief Barry Carroll. Motion passed 5-0.

#### **VI. CITY MANAGER ANNOUNCEMENTS**

- ❑ City Manager Casey Coleman introduced newly appointed Police Chief Joel Richards to those in attendance. City Manager Coleman noted that Joel began his career with the Carrollton Police Department in September 1992 and has served in various capacities ranging from Patrol Officer to his recent position as Deputy Police Chief.

#### **VII. CITIZEN COMMENTS**

- ❑ In reference to the Water Leak Adjustment Policy, Bill Chappell inquired as to how many gallons there are per unit in water measurements. City Manager Tim Grizzard advised that there are 748 gallons per unit.
- ❑ Community Development Director Tracy Dunnavant reminded those in attendance of the annual "Taste of Carrollton" event scheduled for Thursday, September 9, 2004 at 5:30 p.m. at the Cultural Arts Center.
- ❑ Carrollton Parks, Recreation, and Cultural Arts Director Wayne Gay advised those in attendance that the Recreation Department's 9 and 10-year-old boy's football team recently won the NFL-Atlanta Falcons Big Ticket state championship held in Macon.

#### **VIII. ADJOURN**

There being no other business before the Mayor and Council, Mayor Garner adjourned the meeting at 7:02 p.m.